

**Applicant request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.**

This would permit the construction of a 660 sq. ft. addition to the existing single-family residence, of which 34.93 square feet encroach into the required rear setback and is located within 18.4' of the rear property line. The dimensions of the encroachment are approximately 1.7' by 32.3'.

The required front and rear yard setback cumulative total is 50' in the R-3 zone district.

**BACKGROUND**

The existing residence was constructed in 1960.

The Planning Division has received no communications in support of or in opposition to the special exception request.

**CALCULATIONS**

Permitted area of encroachment in required rear yard setback = 469.74 sq. ft. ( $39.14 [117.435' \text{ average lot width} \div 3] \times 12 [3/5 \text{ of } 20' \text{ required rear yard setback}]$ )

Requested area of encroachment in rear yard setback = 99 sq. ft.

Required rear yard setback = 20'

Requested rear yard setback = 18.4'

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 48.6'

**STAFF RECOMMENDATION**

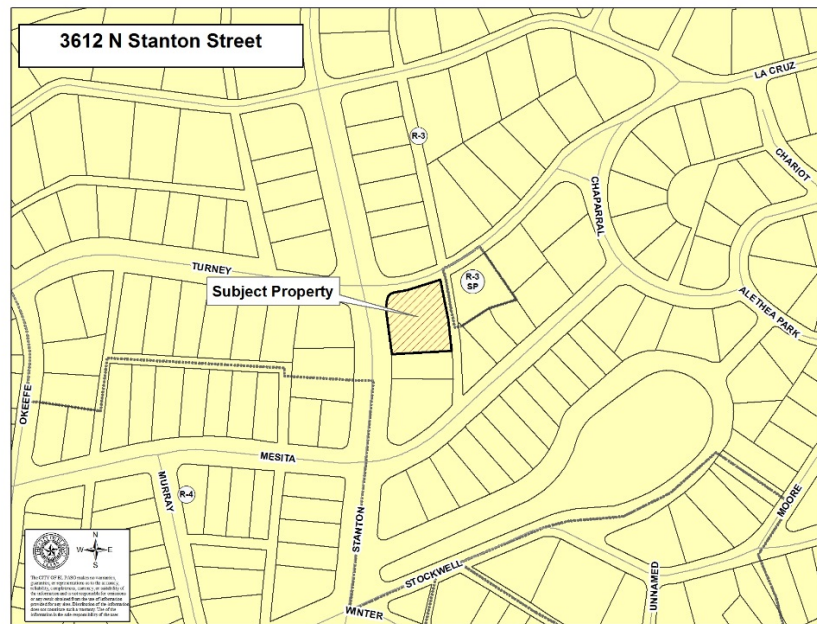
Staff recommends approval as the requested square footage encroachment (34.93 sq. ft.) is less than the maximum permitted (469.74 sq. ft.):

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

## ZONING MAP



## NEIGHBOR NOTIFICATION MAP



ITEM #3

**TURNER DRIVE**

**N. STANTON STREET**

**EXISTING RESIDENCE**  
3166.75 SQ. FT.

**PROPOSED 2 CAR GARAGE**  
TOTAL AREA : 660.00 SQ. FT.

**ZBA FOR EXISTING ENCROACHMENT**  
ENCROACHMENT : 33.98 SQ. FT.

20' ALLEY C2

50' ACCUMULATIVE SETBACK LINE

20' REAR SETBACK LINE

19'-10"

32'-3"

19'-3"

7"

19'-11"

20'-6"

19'-11"

19'-0"

18'-4"

38'-11"

130.00'

5' SIDE SETBACK LINE

S83°19'00"W

8'-0"

30'-2"

SHOEWALK

20' FRONT SETBACK LINE

10' SIDE SETBACK LINE

EXISTING CONCRETE DRIVEWAY

C1

C4

C3

KERN PLACE ADDITION

LOT 20, NRT. NO. 20160013770 E.P.C.R.P.R.

ITEM #3